



Dated 15<sup>th</sup> May 2018

To,  
The Area Manager,  
LIC Housing Finance Ltd.,  
First Floor, El -Dourado Plaza,  
Panaji, Goa 403 001

**CERTIFICATE OF TITLE**

**Ref: File of Project Approval of "JOIE DE ISSORCIM"**

**Description of the Property: -**

All that landed property known as "**UBOLLO SETIMO**" situated at Issorcim, within the limits of the Village Panchayat of Velsao-Pale, Taluka and Registration, Sub District of Mormugao, District of Goa, registered in the Land Registration Office of Salcete, at Margao under No.36862 and enrolled in the Mormugao Taluka Revenue Office under Matriz No.282 and identified in the new Survey No.17, Sub-Division No.0 and is bounded as follows:-

On the East: By a rivulet;

On the West: By the top of the hill;

On the North: By the top of the hill; and

On the South: By the property of Rosario Perei.

**Description of the Plot: -**

All that Plot bearing No. F-6 admeasuring 512 m<sup>2</sup> sub-divided from the larger property described herein above, being Plot No.F-6 is bounded as follows:-

On the East: By Plot No.F-5 of the colony;

On the West: By Plot No.F-7 of the colony;





On the North: By 8 metres wide private road of the colony; and  
On the South: By Plot No.F-10 of the colony.

**II Description of documents scrutinized: -**

1. Deed of Release executed on 04/02/1970 and registered in the Office of the Sub Registrar of Mormugao at Vasco da Gama under No.150 at pages 31 to 38 of Book No.1, Vol. No.6 on 11/06/1970
2. Deed of Partnership dated 20/05/1984,
3. Agreement dated 27/05/1985
4. Conversion Sanad dated 19/08/1985 under No. LRC/Conv/150/85 issued by the Office of the Dy. Collector, Margao-Goa
5. Order dated 18/02/1987 under No.MPDA/11-N-2/86-87/2140 issued by the Office of the Mormugao Planning and Development Authority
6. Final NOC dated 27/03/1987 under No. 8/87-86 issued by the Office of the Village Panchayat of Velsao Pale-Issorcim, Goa
7. Deed of Sale dated 01/08/1991, registered before the Sub Registrar of Mormugao under Reg. No.362 at pages 405 to 433 of Book No. I, Vol. NO. 60 dated 10/10/1991
8. Final NOC dated 05/12/2001 under No. VP/VPI/25/Final NOC/2001-02/589 issued by the Office of the Village Panchayat Velsao-Pale-Issorcim
9. Deed of Gratuitous Relinquishment of Illiquid Rights and Deed of Qualification of Heirs and Declaration of Succession dated 12/03/2003
10. Deed of Sale dated 08/07/2005 duly registered before Sub-Registrar of Mormugao under No. 1082 at page 471 to 487 of Book No. I, Vol. No.520 dated 11/07/2005







11. Final NOC dated 16/01/2008 under No. VP/VPI/25/Final NOC/2007-08/1007 issued by the Office of the Village Panchayat Velsao-Pale-Issorcim
12. Deed of Sale dated 17/07/2009 duly registered before Sub-Registrar of Mormugao under No. 885 at page 192 to 212 of Book No. I, Vol. No.977 dated 02/07/2009
13. Deed of Sale dated 24/02/2010 duly registered before Sub-Registrar of Mormugao under No. 346 at page 151 to 167 of Book No. I, Vol. No.1059 dated 28/02/2010
14. Nil Certificate of Encumbrance dated 21/03/2014
15. Deed of Sale dated 31/07/2014 duly registered before Sub-Registrar of Mormugao under Book I Document Registration Number MOR-BK1-01129-2014 CD Number MORD5 dated 31/07/2014
16. Deed of Sale dated 28/08/2017 duly registered before Sub-Registrar of Mormugao under Book I Document Registration Number MOR-BK1-01959-2017 CD Number MORD26 dated 01/12/2017
17. Technical Clearance Order dated 16/01/2018 under No. DH/6015/4/MTP/2018/58 issued by the Office of the Town and Country Planning Department Vasco-da-Gama
18. Form I & XIV dated 06/02/2018
19. Construction Licence dated 08/02/2018 under No. VP/VP/2017-2018 issued by the Office of the Village Panchayat of Velsao Pale-Issorcim, Goa
- 20.

Note: All the Documents scrutinized by me are photocopies.

**III Office searches: -**





I have given searches in the offices of the Land Registrar/Sub Registrar Mormugao/Director of archives/Land Revenue Office.

**IV Flow of Title: -**

The said Property belonged to Narcinva Damodar Naik and his wife Laximibai Naik.

By virtue of a Deed of Gift executed on 01/04/1963 before the Notary of Salcete, Raul Gerson Purificacao de Santa Rita Vaz and registered at Folios 43 onwards of Book No.1189, the said Narcinva Damodar Naik and his wife Laximibai gifted the said property to Anant Narcinva Naik reserving for themselves the usufruct during their life.

The said Narcinva Damodar Naik expired on 09/04/1966 and thus the said usufruct rested in his widow, the said Laximibai Naik.

By virtue of a Deed of Release executed on 04/02/1970 and registered in the Office of the Sub Registrar of Mormugao at Vasco da Gama under No.150 at pages 31 to 38 of Book No.1, Vol. No.6 on 11/06/1970, said Laximibai Naik renounced and relinquished her usufruct to the said property in favour of the said Anant Narcinva Naik who thus became full owner of the said property.

Mira Anant Naik is the wife of the said Anant Narcinva Naik thus the said Anant Narcinva Naik and his Mira Anant Naik were the owners in possession of the said property.







Subsequently the said Anant Narcinva Naik, Mira Anant Naik and their sons namely Pandurang Anant Naik, Gourish Anant Naik and Vinay Anant Naik formed a partnership firm under the name and style of M/s Rangavi Realtors which firm was registered under No.S/73 with the Registrar of Firms of Salcete at Margao.

According to the Deed of Partnership dated 20/05/1984, Anant Narcinva Naik and his wife Mira Narcinva Naik have brought in the said property as their capital contribution in the partnership firm M/s Rangavi Realtors.

Said Mr. Anant Narcinva Naik expired on 13/04/1999, leaving behind his wife Mrs. Mira as his half sharer and his only daughter Mrs. Shobha married to Mohan Poi Vernekar and his three sons, Mr. Pandurang Ananta Naik married to Sandia, Gaurish married to Sima and Vinay married to Manjula. The said Mrs. Shobha married and her husband Mohan Poi relinquished rights in the said property by Deed of Gratuitous Relinquishment of Illiquid Rights and Deed of Qualification of Heirs and Declaration of Succession dated 12/03/2003 the above heirship was confirmed.

M/s Rangavi Realtors desired to convert the said agricultural property described herein above into non agricultural land and develop the same by sub-dividing it into residential plots with road and other infrastructural facilities and for the said purpose. M/s Rangavi Realtors have entered into an Agreement dated 27/05/1985 with Alcon Real Estates Pvt. Ltd., whereby Alcon Real Estates Pvt. Ltd. have agreed to develop and sub-divide the said property into developed sub-plots and to arrange for the sale of such sub-divided plots by means of tripartite Deeds of Sale to which M/s Rangavi Realtors, Alcon Real Estates Pvt. Ltd. and the individual purchasers of Plots shall be the parties.





In pursuance of the said Agreement dated 27/05/1985, Alcon Real Estates Pvt. Ltd have sub-divided the said property into Plots with the necessary infrastructure and the said plots are distinctive with numbers under Serial Nos. A-1 to A-13, B-1 to B-4, C-1 to C-7, D-1 to D-16 and D-18 to D-37, E-1 to E-11, F-1 to F-11, G-1 to G-3, G-5 to G-13, G-16 to G-21, H-1 to H-14, K-1 to K-5, L-1 to L-19, L-21 to L-23, L-25 to L-27, M-1 to M-22 totaling 166 (One Hundred Sixty Six) sub-plots.

The said development of the said property described herein above has been named as "RANGAVI ESTATES".

Provisional No Objection Certificate dated 18/06/1985 under No.MPDA-II-N-2/85-86/330 dated 18/06/1985 was issued by the Office of the Mormugao Planning and Development Authority.

Letter dated 25/07/1986 under No.VP/V-Pale/176/86-87 was issued by the Office of the Village Panchayat of Velsao-Pale.

The Flag Officer Commanding INS, Hansa Goa Area Vasco da Gama granted No Objection Certificate for construction of buildings vide Letter No.15/144/20 dated 27/11/1986.

Conversion Sanad dated 19/08/1985 under No. LRC/Conv/150/85 was issued by the Office of the Dy. Collector, Margao-Goa

Order dated 18/02/1987 under No.MPDA/11-N-2/86-87/2140 was issued by the Office of the Mormugao Planning and Development Authority for sub division of land







Final NOC dated 27/03/1987 under No. 8/87-86 was issued by the Office of the Village Panchayat of Velsao Pale-Issorcim, Goa for sub division of land.

Vide Deed of Sale dated 01/08/1991, registered before the Sub Registrar of Mormugao under Reg. No.362 at pages 405 to 433 of Book No. I, Vol. NO. 60 dated 10/10/1991, said M/s Rangavi Realtors, a partnership firm represented by its partners Pandurang Anant Naik, Gourish Anant Naik, Vinay Anant Naik, Anant Narcinva Naik and Mira Anant Naik as the "**VENDORS**" along with Alcon Developer a company represented by its Director Mr. Nanda Sadassiva Naique Counto as the "**DEVELOPERS**" sold the said Plot bearing No. F-6 admeasuring 512 m2 sub-divided from the larger property described herein above to Mr. Rajaratnam Venkatesh as the "**PURCHASER**".

By virtue of the above Deed of Sale dated 01/08/1991, said Mr. Rajaratnam Venkatesh became the absolute owner in possession of the said Plot bearing No. F-6 admeasuring 512 m2 sub-divided from the larger property described herein above.

Final NOC dated 05/12/2001 under No. VP/VPI/25/Final NOC/2001-02/589 was issued by the Office of the Village Panchayat Velsao-Pale-Issorcim for sub division of plots.

Vide Deed of Sale dated 08/07/2005 duly registered before Sub-Registrar of Mormugao under No. 1082 at page 471 to 487 of Book No. I, Vol. No.520 dated 11/07/2005, said Mr. Rajaratnam Venkatesh sold the said Plot bearing No. F-6 admeasuring 512 m2 sub-divided from the larger property described herein above to





Mr. Atamjit Singh Jari.

By Virtue of above Deed of Sale dated 08/07/2005 said Mr. Atamjit Singh Jari became the absolute owner in possession of the said Plot bearing No. F-6 admeasuring 512 m2 sub-divided from the larger property described herein above

Final NOC dated 16/01/2008 under No. VP/VPI/25/Final NOC/2007-08/1007 was issued by the Office of the Village Panchayat Velsao-Pale-Issorcim for sub division of plots.

Vide Deed of Sale dated 17/07/2009 duly registered before Sub-Registrar of Mormugao under No. 885 at page 192 to 212 of Book No. I, Vol. No.977 dated 02/07/2009, said Mr. Atamjit Singh Jari sold the Plot bearing No. F-6 admeasuring 512 m2 sub-divided from the larger property described herein above to Corlim Marine Exports Pvt. Ltd.

By virtue of above Deed of Sale dated 17/07/2009 said Corlim Marine Exports Pvt. Ltd. became the absolute owner in possession of the said Plot bearing No. F-6 admeasuring 512 m2 sub-divided from the larger property described herein above.

Vide Deed of Sale dated 24/02/2010 duly registered before Sub-Registrar of Mormugao under No. 346 at page 151 to 167 of Book No. I, Vol. No.1059 dated 28/02/2010, said Corlim Marine Exports Pvt. Ltd sold the Plot bearing No. F-6 admeasuring 512 m2 sub-divided from the larger property described herein above to Mr. Ankush Jari.







By virtue of above Deed of Sale dated 24/02/2010 said Mr. Ankush Jari became the absolute owner in possession of the said Plot bearing No. F-6 admeasuring 512 m2 sub-divided from the larger property described herein above.

Nil Certificate of Encumbrance dated 21/03/2014 shows that there are no encumbrance on the said Plot for the period from 10/01/1976 to 20/03/2014

Vide Deed of Sale dated 31/07/2014 duly registered before Sub-Registrar of Mormugao under Book I Document Registration Number MOR-BK1-01129-2014 CD Number MORD5 dated 31/07/2014, said Ankush Jari and his wife Kanchan Jari sold the Plot bearing No. F-6 admeasuring 512 m2 sub-divided from the larger property described herein above to Dr. Shami D Kamat and her husband Mr. Dushyant Kamat.

By Virtue of above Deed of Sale dated 31/07/2014 said Dr. Shami D Kamat and her husband Mr. Dushyant Kamat became the absolute owner in possession of the said Plot bearing No. F-6 admeasuring 512 m2 sub-divided from the larger property described herein above.

Vide Deed of Sale dated 28/08/2017 duly registered before Sub-Registrar of Mormugao under Book I Document Registration Number MOR-BK1-01959-2017 CD Number MORD26 dated 01/12/2017, said Dr. Shami D Kamat and her husband Mr. Dushyant Kamat sold the Plot bearing No. F-6 admeasuring 512 m2 sub-divided from the larger property described herein above to Mr. Ameet Ashvin Vora and his wife Mrs. Jyoti A Vora.

By virtue of above Deed of Sale dated 28/08/2017 said Mr. Ameet Ashvin Vora and





his wife Mrs. Jyoti A Vora became the absolute owner in possession of the said Plot bearing No. F-6 admeasuring 512 m2 sub-divided from the larger property described herein above.

Technical Clearance Order dated 16/01/2018 under No. DH/6015/4/MTP/2018/58 was issued by the Office of the Town and Country Planning Department Vasco-da-Gama for construction of Row Villa, Compound wall and Swimming Pool.

Form I & XIV dated 06/02/2018 in respect of Survey No. 17/1 of Village Issorcim shows the name of Amit Vora and others in the Occupant column.

Construction Licence dated 08/02/2018 under No. VP/VP/2017-2018 was issued by the Office of the Village Panchayat of Velsao Pale-Issorcim, Goa for construction of Row Villa, Compound wall and Swimming Pool.

Based upon the documents produced and scrutinised and the searches, I opine that Mr. Ameet Ashvin Vora and his wife Mrs. Jyoti A Vora are the absolute owners in possession of the said Plot bearing No. F-6 admeasuring 512 m2 sub-divided from the larger property described herein above and the permissions obtained show that the on-going construction in the said property is legal and permissible. Said Mr. Ameet Ashvin Vora and his wife Mrs. Jyoti A Vora have a clear right and marketable title to the said plot.

The Prospective Purchasers can mortgage respective tenements by depositing duly executed Agreements for Construction and Sale between Prospective Purchaser







and Mr. Ameet Ashvin Vora and his wife Mrs. Jyoti A Vora as Owner/Builder with NOC to mortgage from said Mr. Ameet Ashvin Vora and his wife Mrs. Jyoti A Vora and after entire project is complete and Occupancy Certificate is obtained Conveyance Deed to be executed with individual purchasers or to convey the said property in favour of the Society that may be formed. The Prospective Purchasers will acquire a valid title to the Apartment/Flats constructed as per approved plans and they can create equitable mortgage in favour of the Bank on deposit of documents of title.

**V. Opinion: -**

From the documents produced I am of the opinion that said the Mr. Ameet Ashvin Vora and his wife Mrs. Jyoti A Vora are the absolute owners in possession of the said Plot bearing No. F-6 admeasuring 512 m<sup>2</sup> sub-divided from the larger property described herein above and the permissions obtained show that the on-going construction in the said property is legal and permissible.

*The Prospective Purchaser/s buying in the said Project "JOIE DE ISSORCIM" can create Equitable Mortgage in respect of the respective Flat/s for the security of loan.*

The mortgage if created will be available to LIC Housing Finance for liability of the intending Borrowers/Prospective Purchasers.

There is no claim of any minor to the said property.

Urban Land Ceiling Act is not applicable.

All the relevant documents be executed as per the prescribed format of LIC Housing Finance Ltd.





The Equitable mortgage should be created by the Prospective Purchaser/son the deposit of the following original documents: -

1. Original Agreement for Construction and Sale
2. Original Nil Certificate of Encumbrance of Flat
3. Original NOC to Mortgage
4. Xerox copy of latest NEC of Plot

Pratiksha Kamat  
Advocate

